

BOOK 52 PAGE 949
CERTIFICATE OF PUBLICATION
From THE NEWS-POST Frederick, Md.

LAW OFFICES
HOUCK AND McCARRON
3613 St. Barnabas Road
Suitland, MD 20746

TRUSTEES SALE

Of valuable, improved real estate located in Frederick County, Maryland, improved by premises known as: Unit J, 5804 Lantana Circle, Frederick, MD 21701.

By virtue of the power and authority contained in Deed of Trust from William A. Stanko and Barbara J. Stanko to Robert J. Becker and T. Mark Stamm dated July 31, 1984 and recorded in Liber 1255 at folio 146 among the Land Records of Frederick County, Maryland and upon substitution of F. LeRoy Houck, Jr. & Thomas P. McCarron as Substitute Trustees for the Trustees named in the Deed of Trust, and at the request of the party secured thereby, default having occurred in the terms and conditions thereof, the undersigned Substitute Trustees will sell at public auction on

THURSDAY, NOVEMBER 7, 1985

AT 11:10 A.M.

in front of the Courthouse door in Frederick, Maryland, all that property in said Deed of Trust described as follows:

Unit lettered "J" in a Plat of Condominium subdivision styled "MOUNTAIN VILLAGE AT FREDERICK CONDOMINIUM, SECTION 21", as per plat thereof recorded in Condominium Plat Book 28 at Plat 147 and 148 and re-recorded in Plat Book 29 at Plat 22 and 23 among the Land Records of Frederick County, Maryland, being all of the land and premises declared to be subject to a horizontal property or condominium regime by a Declaration dated January 18, 1984 and recorded January 25, 1984 in Liber 1226 at folio 42 among the Land Records of Frederick County, Maryland. Being known for assessment and taxation purposes as Lot 401J.

Subject to covenants, conditions and restrictions of record.

The property is improved by: a single family residential condominium.

TERMS OF SALE

A cash deposit of \$5,000.00 will be required at the time of sale. The balance in cash, with interest at Fourteen and one-quarter (14.250%) per centum per annum from the date of sale to the date of payment, payable within two (2) days after final ratification of sale.

Adjustments on all taxes, public charges and special or regular assessments, including annual benefit charges, deferred connection fees and condo fees, if any, will be made as of the date of sale and thereafter be assumed by the purchaser. Title examination, conveyancing, recordation tax, County and State transfer tax and all other costs incident to settlement are to be paid by the purchaser.

Compliance with terms of sale shall be made within two (2) days after final ratification of sale or deposit shall be forfeited and the property resold at the risk and cost of the defaultant purchaser.

F. LeROY HOUCK, JR.
THOMAS P. McCARRON

Thomas P. McCarron,
Attorney for Notaholder
3613 St. Barnabas Road
Suitland, MD 20746

Frederick, Md.

This is to certify, That the annexed

was published in

FILED

a newspaper published in Frederick County, once a week for

3 successive weeks prior to the
day of November 2, 1985

CHARLES C. KELLER, CLERK

THE NEWS-POST

BY:

Per

K. S. McKenzie